*** AGENDA *** CITY PLANNING COMMISSION J. MARTIN GRIESEL ROOM TWO CENTENNIAL PLAZA – SUITE 720 805 CENTRAL AVENUE

March 18, 2016 9:00 AM

PLEDGE OF ALLEGIANCE

CALL TO ORDER

MINUTES Consider the minutes of March 4, 2016 (page 2)

CONSENT ITEMS

A report and recommendation on granting a permanent exclusive right-of-way easement for public highway and utility purposes over a portion of a City-owned parcel located at 3812 Socialville-Foster Road in Mason, Warren County, Ohio. (Bere) (page 5)

DISCUSSION ITEMS

- ITEM 2 A report and recommendation on the extension of Interim Development Control (IDC) Overlay District No. 77, University Impact Area in CUF for a period of six months. (Peppers) (page 8)
- A report and recommendation on a Major Amendment to Planned Development District #65 (PD-65) Mercer Commons, which is bounded by 14th Street, Boots Alley, Vine Street and Hart Alley and a Final Development Plan for PD-65 Mercer Commons Phase IV at 11-25 E. 14th Street in Over-the-Rhine. (Kellam) (page 19)

OTHER BUSINESS

Presentation on Department of City Planning FY 2017 Budget

DIRECTOR'S REPORT

ADJOURN

PROCEEDINGS OF THE CITY PLANNING COMMISSION

March 4, 2016

Regular Meeting

A regular meeting of the City Planning Commission was held this day at 9 A.M. in the J. Martin Griesel Room of Two Centennial Plaza with the following members present: Chair Daniel Driehaus, Vice Chair John Schneider, Mr. Ronald Koetters, Mr. Rainer vom Hofe, and Assistant City Manager John Juech. Mr. Byron Stallworth and Council Member Amy Murray were absent.

Also in attendance were Mr. Marion Haynes, legal counsel, and Department of City Planning staff: Mr. Charles C. Graves III, Ms. Ann Marie Kerby, Mr. Felix Bere, Mr. James Weaver, Mr. Alex Peppers, Ms. Mei Fang (Intern), and Mr. Jared Ellis (Intern).

Mr. Driehaus called the meeting to order and asked everyone to join in the Pledge of Allegiance.

The Commission approved the prior meeting's minutes (February 19, 2016).

Consent Agenda

Mr. Driehaus requested that **Item 2** be moved to the Discussion Agenda.

The Commission approved moving Item 2 to the Discussion Agenda.

Mr. vom Hofe made the motion, which Mr. Koetters seconded.

Aye: Mr. vom Hofe, Mr. Koetters, Mr. Juech, Mr. Schneider, and Mr. Driehaus.

Item 1 was a report and recommendation on the sale of Cincinnati Land Reutilization Program (CLRP) property at 57 E. McMicken Avenue and 14 Back Street in Over-The-Rhine. Staff recommended approval.

Item 3 was a report and recommendation on a Record Plat for 11 lots in the Villages of Daybreak, Phase 5B in Bond Hill. Staff recommended approval.

Item 4 was a report and recommendation on a Record Plat for 3 lots, including air lots for a new hotel at the MedPace site in Madisonville. Staff recommended approval.

Item 5 was a report and recommendation on a lease of city-owned property located at 1632-1634 Logan Street also known as 1632 Central Parkway in Over-the-Rhine. Staff recommended approval.

The Commission adopted staff's recommendation for the Consent Agenda.

Mr. vom Hofe made the motion, which Mr. Koetters seconded. Aye: Mr. vom Hofe, Mr. Koetters, Mr. Juech, Mr. Schneider, and Mr. Driehaus.

Discussion Items

Ms. Kerby presented **Item 2** a report and recommendation on proposed demolition and new construction for 3309 Menlo Avenue, which is within the boundary of Interim Development Control (IDC) District No. 76, Menlo Avenue District in Hyde Park. Staff recommended approval.

Mr. Dutch Cambruzzi, the applicant, was available to answer any questions.

Ms. Susan Magnon, resident of 3335 Menlo Avenue, asked if there were provisions in place to direct the flow of mud and water from the subject property construction site and concerns for the properties downhill from the subject property. She was also concerned about the demolition of the existing subject property and the starting time frame for the new construction. Ms. Magnon was also concerned about the Camden Homes owned property next door to the subject property being held to the same standards as construction at the subject property with regards to the front yard setback.

Mr. Driehaus stated that Ms. Kerby's presentation had made clarification in regards to the front yard setbacks and that those questions had also been answered in the previous week.

Mr. Driehaus also wanted to discuss the issue of how the neighbors were notified stemming from a question posed several weeks ago. Mr. Driehaus asked Ms. Kerby to repeat the process for resident notification in an IDC (Interim Development Control) district. Ms. Kerby explained that she went beyond the minimal notification requirements for this particular notification process to address the previous concerns of resident notification.

Mr. Driehaus clarified with Ms. Magnon the location of the existing retaining wall on the subject property and the location of her residence in relation to the subject property. Mr. Driehaus also asked for clarification from Ms. Magnon on the location of the additional property owned by Camden Homes. Ms. Magnon expressed a concern with concurrent demolitions at the subject property and the adjacent property causing mud and water run-offs and potential sewer back-ups. Mr. Cambruzzi stated that the new construction would begin as soon as the demolition was completed and would comply with City mandated containment for dealing with site run-off. Mr. Cambruzzi also addressed the concern of the retaining wall replacement with the adjustment of the garage placement in the proposed site plan.

The Commission adopted staff's recommendation for Item 2.

Mr. Schneider made the motion, which Mr. vom Hofe seconded.

Aye: Mr. vom Hofe, Mr. Koetters, Mr. Juech, Mr. Schneider, and Mr. Driehaus

Mr. Weaver presented **Item 6**, a report and recommendation on a proposed zone change for the block bound by W. 12th Street, Elm Street, Charles Street and Central Avenue from CC-A (Commercial Community - Auto Oriented) to DD-C (Downtown Development - Support) in Over-the-Rhine. Staff recommended approval.

Mr. Driehaus asked for clarification of the names of the applicant, the attorney, and the architect.

Mr. Schneider asked to see the map in Mr. Weaver's presentation to verify the area for the zoning change, which Mr. Weaver clarified.

Mr. Juech provided general comments on the issue of parking and parking restrictions in Overthe-Rhine. Mr. Juech cited the broader issue of revisiting city parking requirements to deal with issues in a more comprehensive manner.

Mr. Driehaus stated that Councilmembers Mr. Chris Seelbach and Ms. Amy Murray were both supportive of staff's recommendation and there were also letters of support for staff's recommendation included in the packet.

The Commission adopted staff's recommendation for Item 6.

Mr. vom Hofe made the motion, which Mr. Koetters seconded. Aye: Mr. vom Hofe, Mr. Koetters, Mr. Juech, Mr. Schneider, and Mr. Driehaus.

Director's Report

Mr. Graves introduced several University of Cincinnati students that were in attendance. Mr. Graves also announced an upcoming update on the University Impact Area Solutions Study Steering Committee meeting that had taken place the previous week and the Neighborhood Summit taking place on Saturday, March 12th. Mr. Juech added that the five winners of the Engage Cincy grants would be announced at the Neighborhood Summit during lunch. Mr. Graves announced that at the Neighborhood Summit the Planning staff would be conducting a survey related to community engagement. Mr. Graves discussed that the Department of City Planning would be receiving an award from the Hamilton County Planning Partnership on Friday, March 11th at their annual meeting in Blue Ash. He also discussed the upcoming Department of City Planning budget presentation happening on March 28th at 1:00 P.M.

The meeting adjourned at 9:46 A.M.

Charles C. Graves, III, Director Department of City Planning	Daniel Driehaus, Chair City Planning Commission
Date:	Date:

Honorable City Planning Commission Cincinnati, Ohio

March 18, 2016

SUBJECT:

A report and recommendation on granting a permanent exclusive right-of-way easement for public highway and utility purposes over a portion of a City-owned parcel located at 3812 Socialville-Foster Road in Mason, Warren County, Ohio.

BACKGROUND:

The City of Cincinnati owns real property with a water storage tank located at 3812 Socialville-Foster Road, in Mason, Warren County, Ohio, which is under the management and control of Greater Cincinnati Water Works (GCWW). The Warren County Transportation Improvement District is undertaking a highway project to widen Socialville-Foster Road in Mason, Ohio and requested a permanent exclusive easement for highway right-of-way and utility purposes over an approximately .093 acre portion along the southwest corner of the subject parcel. See *Easement Exhibit: Standard Highway Easement SH-5*.

The City Manager, in consultation with GCWW, has determined that granting the easement interest will not be adverse to the City's retained interest in the property. The easement will be conveyed without competitive bidding and for \$5,265.00 which is a fair market value.

All construction plans and easement information have been approved by GCWW Engineers and the right-of-way team.

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

APPROVE a permanent exclusive right-of-way easement for public highway and utility purposes over a portion of City-owned parcel located at 3812 Socialville-Foster Road in Mason, Warren County, Ohio.

Respectfully submitted,

Felix F. Bere, AICP, Senior City Planner

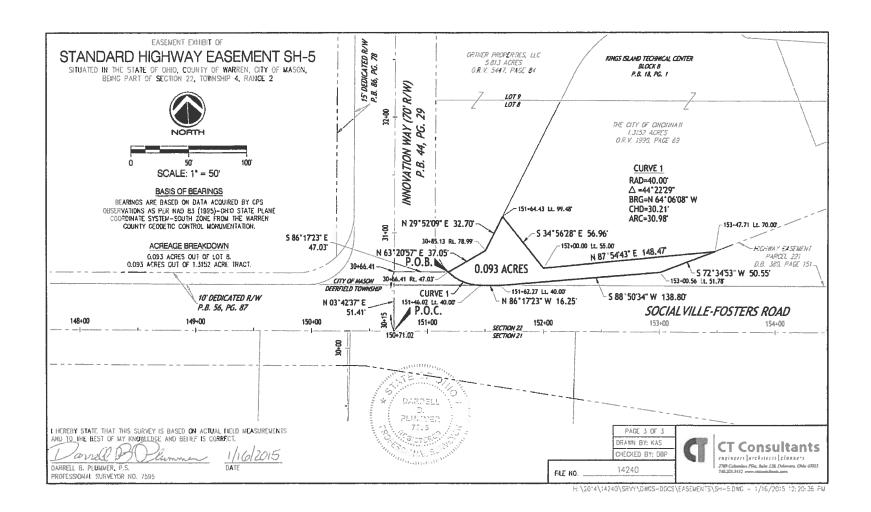
City Planning Department

Charles C. Graves III, Director

City Planning Department

Proposed sale of property at 3812 Socialville-Foster Road





Honorable City Planning Commission Cincinnati, Ohio

March 18, 2016

SUBJECT: A report and recommendation on the extension of Interim Development Control (IDC) Overlay District No. 77, University Impact Area in CUF for a period of six months.

BACKGROUND

In a City Council meeting on December 10, 2014, Mayor Cranley requested that the City Manager study the impacts that the University of Cincinnati and a large student population have on the adjacent residential neighborhoods. City Manager Black directed Staff to establish an Interim Development Control (IDC) Overlay District to study possible code and administrative changes while ensuring the compatibility of development during the time of the study. The University Impact Area Solutions Study may substantially change the permitted form and uses within the study area and will require study and review by the City Administration, City Planning Commission, and City Council prior to its adoption.

After an affirmation from the City Planning Commission, on April 22, 2015, City Council established Interim Development Control (IDC) Overlay District No. 77, University Impact District for a period of three (3) months pursuant to §1431, Interim Development Control District Regulations, of the Cincinnati Zoning Code. According to §1431-01, the purpose of the Interim Development Control Overlay District is to temporarily regulate the establishment of uses, construction of new buildings, and demolition or alteration of existing structures in areas where the City Planning Commission, City Council or the City Manager has directed city administration to study planning, land use, or zoning issues in the proposed IDC Overlay District boundary. City Council approved a nine (9) month extension to IDC No. 77 on June 17, 2015 to allow time to begin the University Impact Area Solutions Study.

EXISTING CONDITIONS

Due to its proximity to the University of Cincinnati, which is a highly ranked institution with a continuously growing enrollment, the CUF neighborhood has been experiencing issues including:

University Growth and Housing Conditions

As the University of Cincinnati has grown and expanded, many students have pushed out into the adjacent residential neighborhood to find affordable housing. There is growing concern about the safety and conditions of renters living in what were once single-family homes that have been carved up into multiple dwelling units and bedrooms. There are concerns that many of these structures may break the Housing and Zoning Codes for the number of unrelated persons, size of bedrooms, parking standards, and other regulations though this is often hard to determine and enforce. Many structures also may not comply with Fire and Health Codes, which are also difficult to determine and enforce.

Parking and Traffic

This density of people living in the neighborhood has impacted on-street parking. Currently, the on-street parking is first-come, first-served throughout the neighborhood. Many houses in the neighborhood do not have off-street parking. A house that has five to six adult inhabitants in it might yield five to six cars on the street. Those who live in large multi-family apartment buildings with attached structured parking might be offered a space in a parking garage for a monthly fee, but choose to park on the street where it is free. In addition, visitors to the University who not wish to pay for parking on campus will look for free on-street parking in the residential areas adjacent to the University. This amount of cars coming and going and circling looking for parking spots also contributes to traffic concerns.

Quality of Life Concerns

The above mentioned conditions also increase problems with safety, noise, parties, blight, litter in the neighborhood, which have a negative impact on the quality of life.

New Development and Existing Character

The CUF Neighborhood Association is concerned about recent and proposed developments that are not in line with the character of their neighborhood, especially in their commercial district where newer developments are much taller and denser than what had previously existed.

CRITERIA FOR A SIX MONTH IDC OVERLAY DISTRICT EXTENSION

According to Cincinnati Zoning Code Section 1431-13, City Council may extend the duration of an IDC Overlay District by an additional six months, provided that an IDC Overlay District may not remain in effect for more than two years from the date it was first established (which was April 22, 2015). Notice is to be given and a public hearing held in accordance with § 111-1, Hearings on Zoning Amendments, prior to the adoption of any IDC Overlay District extension. Council may only adopt an IDC Overlay District extension after receiving an affirmative recommendation from the City Planning Commission and finding that:

- (a) Complex Study. The study of the proposed amendment to the Cincinnati Zoning Code or map that would affect the allowable land uses within the IDC Overlay District has proven to be extraordinarily complex by reason of unusual geographic, physical or social conditions in the district;
- (b) Study Incomplete. The City Planning Commission has not yet completed the consideration of the proposed Cincinnati Zoning Code map amendments that would affect the allowable land uses within the IDC Overlay District; and
- (c) Inconsistent Uses. There is a prospect of change in use, construction of new structures or alteration or demolition of existing structures that would be inconsistent with preliminary objectives or findings for the area approved by the City Planning Commission.

REGULATIONS AND GUIDELINES FOR THE IDC

The boundary of IDC Overlay District No. 77, University Impact Area will be the area as shown on the attached map in Exhibit A. This boundary was determined by placing a quarter-mile buffer from the University of Cincinnati's West Campus and the Clifton Heights Neighborhood Business District. A quarter-mile is the generally accepted distance that the average American is willing to travel without an automobile by walking or other means. The buffer was altered to exclude the University of Cincinnati and only include areas that fell within the recognized CUF Community Council boundary. When possible, zoning districts were kept intact, resulting in the proposed boundary.

At the April 18, 2015 City Planning Commission meeting, the Commission removed "Building permits for signs" and "Building permits for exterior alterations or additions to existing structures" from the applications subject to review. At the April 22, 2015 City Council meeting, Council added that Planned Development District Final Development Plans shall not be subject to IDC review. These changes are reflected below and in Exhibit B.

According to §1431-15, the City Planning Commission has the duty to review applications in the established IDC Overlay District No. 77. The Department of City Planning and Buildings staff would be

the designated administrative reviewer. The following applications within IDC No. 77 are made subject to review by the City Planning Commission:

- (1) Building permits for new construction, demolition of existing structures, and changes in use.
- (2) Building permits for site improvements.
- (3) Excavation and fill permits.
- (4) Permits submitted as part of an approved Planned Development District Final Development Plan shall not be subject to review.

This is in accordance with the "Regulations and Application Review Guidelines for Interim Development Control District No. 77, University Impact District and Designation of Administrative Reviewer" (see Exhibit B).

ANALYSIS

Due to the growing success of the University of Cincinnati, the CUF neighborhood is currently experiencing a host of issues that necessitates a deeper look at the Zoning Code, Housing Code, and other administrative actions. The objective of this study is to ensure safe housing for students and a high quality of life for all inhabitants of the neighborhood. The Mayor and City Manager have asked Staff to study solutions to these issues including possible changes to the Zoning Code, Housing Code, and other administrative actions.

As described in the above section, Criteria for a Six Month IDC Overlay District Extension, City Council may extend an IDC Overlay District if the City Planning Commission gives them an affirmative recommendation on the finding that:

(a) Complex Study. The study of the proposed amendment to the Cincinnati Zoning Code or map that would affect the allowable land uses within the IDC Overlay District has proven to be extraordinarily complex by reason of unusual geographic, physical or social conditions in the district;

Staff Findings: The Department of City Planning is approximately half way through the process of engaging the stakeholders in the University Impact Area and studying possible text and map amendments within the study area.

(b) Study Incomplete. The City Planning Commission has not yet completed the consideration of the proposed Cincinnati Zoning Code map amendments that would affect the allowable land uses within the IDC Overlay District; and

Staff Findings: This study has taken a great deal of community engagement and work from multiple City Departments since the IDC was established. A timeline has been developed to attempt to complete the University Impact Area Solutions Study by the end of the six month extension, however if it cannot be completed by that point, City Council may extend the IDC for one final six month period.

(c) Inconsistent Uses. There is a prospect of change in use, construction of new structures or alteration or demolition of existing structures that would be inconsistent with preliminary objectives or findings for the area approved by the City Planning Commission.

Staff Findings: If the result of the proposed study is that there should be changes made to the Cincinnati Zoning Code text or map, these amendments will substantially affect permitted uses, construction of new structures, alteration and demolition of existing structures and will require the study and review by the City Planning Commission, City Administration and Council prior to adoption.

IDC No. 77, unless approved for a six month extension will expire on April 22, 2016. The study and possible solutions are being developed in further detail but are still incomplete, which is why the CUF Neighborhood Association (CUFNA) has requested a six month extension.

All property owners (1,080) within the IDC, including the CUF Neighborhood Association, Clifton Heights Business Association, Clifton Heights Community Urban Redevelopment Corporation, Heights Community Council, and Corryville Community Council were notified of the establishment of the IDC as well as the public hearing for the extension of the IDC. The notification also invited them to become involved in the University Impact Area Solutions Study if they have not been so yet. While the IDC is limited to the CUF neighborhood, the study will be beneficial to many other communities surrounding the University. For this reason, staff has invited surrounding communities to participate in the study as well. Staff will continue to work to engage these communities in the remainder of the study.

Before, during, and after the establishment of the IDC, staff has heard from the Clifton Heights business community who feel that the IDC unnecessarily singles out the CUF community and the Clifton Heights Neighborhood Business District, while the impact of the University is felt in many surrounding neighborhoods. However, they are in support of the study and have been engaged.

UNIVERSITY IMPACT AREA SOLUTIONS STUDY

The University Impact Area Solutions Study (UIASS) began with several City Department meetings to bring all of the appropriate individuals together to begin discussing the many issues facing the neighborhoods surrounding the University of Cincinnati. Following these meetings, the Department of City Planning began working on developing a planning process and timeline to bring all of the stakeholders in the University Impact Area together with City Departments in a series of Working Group meetings. A Steering Committee was developed that includes property owners, business owners, University officials, and other impacted stakeholders. There was a kick-off and first Steering Committee meeting open to the public on September 16, 2015 where attendees learned of the UIASS, identified issues, and signed up for Working Groups.

The Working Groups initially met from October 2015 through January 2016. There are five Working Groups including Zoning & New Development (met 4 times), Housing & Neighborhood Conditions (met 3 times), Quality of Life (met 3 times), Connectivity (met 3 times), and Parking (met 3 times). After a total of 16 Working Group meetings, a solid framework was developed for each of the five Working Groups. A mid-point and second Steering Committee meeting open to the public was held on February 25, 2016. At that meeting, the Steering Committee and dozens of other stakeholders learned of the status of each Working Group, discussed the draft Vision, Goals, and big ideas, and were informed of the IDC No. 77 status and next steps. The current timeline for completing the UIASS is to bring the five Working Groups back together in March and April 2016 to refine the draft solutions and begin detailing the

recommendations (such as implementation, partners, timelines, etc.). In May and June 2016, the circulation of the draft UIASS should begin (to the public and City Departments) to seek final comments on the draft. The plan is then to begin taking the UIASS through the approval process during the mid-late summer of 2016 in order to have it completed by the end of the six month extension period.

CONSISTENCY WITH PLANS

The Clifton Heights/UC Joint Urban Renewal Plan (2001) could help to guide possible solutions for the CUF business district. The study is consistent with a goal of the plan to knit together the University of Cincinnati and the residential community into something even more significant – "an identifiable uptown business neighborhood of memorable spirit and urbanity (pg. 3)."

IDC No. 77, University Impact Area, is consistent with Plan Cincinnati, particularly with Goal 3 in the Live Initiative Area to "Provide a full spectrum of housing options and improve housing quality and affordability (pg. 164)" and the Strategy under Goal 2 in the Live Initiative Area to "Support and stabilize our neighborhoods (pg. 160)."

NOTICE AND COMMENTS:

Staff sent notice to all property owners within the boundary of IDC No. 77, as well as the CUF Neighborhood Association, Clifton Heights Community Urban Redevelopment Corporation, and the University of Cincinnati. The CUF Neighborhood Association supports a six month extension to continue and complete the University Impact Area Solutions Study. A letter from the CUF Neighborhood Association is attached to this staff report. No other formal correspondence has been received at the time of writing this staff report.

RECOMMENDATION

The staff of the Department of City Planning recommends that the City Planning Commission take the following action:

ADOPT the Department of City Planning staff findings that the extension of the IDC is in compliance with Cincinnati Zoning Code Section 1431-13, *Extension of IDC Overlay Districts* as discussed on pages three to four of this report; and,

RECOMMEND that City Council extend Interim Development Control District No. 77, University Impact Area in CUF, for a period of six months.

Approved:

Respectfully Submitted,

Alex Peppers, AICP, Senior City Planner

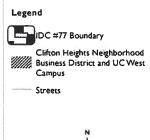
Department of City Planning

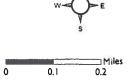
Skarles C Graves, III, Director

Department of City Planning



Exhibit A
Interim
Development
Control
Overlay
District
(IDC) No. 77
University
Impact
Area





Prepared by Department of City Planning and Buildings JAL May 2015

EXHIBIT B

Regulations and Application Review Guidelines for Interim Development Control Overlay District No. 77, University Impact Area in CUF and

Designation of Administrative Reviewer

Section I. Applications Subject to Review:

- (1) Building permits for new construction, demolition of existing structures, and changes in use.
- (2) Building permits for site improvements.
- (3) Excavation and fill permits.
- (4) Permits submitted as part of an approved Planned Development District Final Development Plan shall not be subject to review.

Section II. Designated Administrative Reviewer:

Council designates the Department of City Planning and Buildings as the staff reviewing authority for Interim Development Control Overlay District No. 77, University Impact Area.

Section III. Application Review Guidelines:

In addition to any other necessary reviews and approvals as required by the Cincinnati Zoning Code and any other applicable laws, any application subject to review in Section I above shall be reviewed by the City Planning Commission to determine whether the application conforms to all applicable laws, ordinances, and regulations and is in the public interest.

In determining whether the application is in the public interest, the City Planning Commission shall consider those factors listed below that are relevant to the application. The application's failure to conform to any single factor is not necessarily a sufficient basis for denial.

- a) Zoning. The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.
- b) *Guidelines*. The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.
- c) *Plans*. The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.
- d) *Traffic*. Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.

- e) Buffering. Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
- f) Landscaping. Landscaping meets the requirements of the Cincinnati Zoning Code.
- g) Hours of Operation. Operating hours are compatible with adjacent land uses.
- h) Neighborhood Compatibility. The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
- i) *Proposed Zoning Amendments*. The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
- j) Adverse Effects. Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
- k) Blight. The elimination or avoidance of blight.
- 1) Economic Benefits. The promotion of the Cincinnati economy.
- m) Job Creation. The creation of jobs both permanently and during construction.
- n) Tax Valuation. Any increase in the real property tax duplicate.
- o) Private Benefits. The economic and other private benefits to the owner or applicant.
- p) Public Benefits. The public peace, health, safety or general welfare.



Neighborhood Association Representing: Clifton Heights * University Heights * Fairview

February 10, 2016

Charles C. Graves III, Director Department of City Planning Two Centennial Plaza 805 Central Avenue, Suite 720 Cincinnati, Ohio 45202

Dear Mr. Graves;

At their February 2, 2016 meeting, Trustees of the CUF Neighborhood Association voted to request an extension of the Interim Development Control Overlay District No. 77 University Impact Area. The IDC was initially created by City Council on April 22, 2015 for three months during which time a study was to be conducted:

"...to examine the many issues and concerns that have arisen around the University... The final recommendations of the study will propose solutions that improve the quality of life for all who live, work, visit and study in the area. In these early stages, we know that there are many solutions that exist in other cities but the best ones will be those that are supported by the community and make sense for Cincinnati."

On June 17, 2015 Council approved a 9-month extension of the IDC.

The study did not actually get underway until September. There are many participants on the various committees – CUF members, residents at large, business owners - and meetings are still occurring. Some of the final recommendations, particularly zoning and development, will dovetail into the City's ongoing process of revising the Land Use Code. In addition, CUF has recently contracted with a consultant to study the feasibility of an historic district covering most of the neighborhood. We would like the current IDC to remain in place to allow that process to run its course.

For these reasons it is necessary to extend the University Impact Area IDC No. 77 for another 6 months.

Sincerely,

Linda Ziegler, President

Kinda Zegly

Cc: Mayor Cranley City Council



University Impact Area Solutions Study

Have you heard about the University Impact Area Solutions Study?

Its objective is to ensure safe housing for students and a high quality of life for all inhabitants of the neighborhood.

Visit our website at www.cincinnati-oh.gov/planning/planning-projects-studies/university-impact-area-study/ learn more. We also invite you to attend the City Planning Commission described below.

NOTICE OF A PUBLIC HEARING BEFORE THE CITY PLANNING COMMISSION

To extend Interim Development Control Overlay District No. 77 for six months Friday, March 18, 2016 9:00 A.M.

Two Centennial Plaza 805 Central Avenue, Suite 720

On April 22, 2015, City Council established the Interim Development Control (IDC) Overlay District No. 77, University Impact Area pursuant to Chapter 1431, Interim Development Control District Regulations, of the Cincinnati Zoning Code. City Planning Commission gave City Council an affirmative recommendation to establish an Interim Development Control (IDC) Overlay in the study area while the City has time to complete a study that may result in Code or other administrative changes.

The following applications are subject to review by the City Planning Commission:

- (1) Building permits for new construction, demolition of existing structures, and changes in use.
- (2) Building permits for site improvements.
- (3) Excavation and fill permits.
- (4) Permits submitted as part of an approved Planned Development District Final Development Plan shall not be subject to review.

The current IDC is imposed for a one year period, set to expire on April 22, 2016. According to Section 1431-13 of the Cincinnati Zoning Code, City Council may extend an IDC for an additional six months after receiving an affirmative recommendation from the City Planning Commission and finding that it is a complex study, the study is incomplete, and there is the prospect of inconsistent uses in the area.

If you have any questions, feel free to contact:

Alex Peppers, AICP, Senior City Planner Two Centennial Plaza 805 Central Avenue, Suite 720 Phone: 513-352-4855 alex.peppers@cincinnati-oh.gov

You are receiving this notice because you own property within the IDC and study area boundary. The staff report will be completed and available on March 10, 2016 at http://www.cincinnati-oh.gov/planning/about-city-planning/city-planning-commission/

University Impact Area Solutions Study

Draft Timeline

September 16, 2015

Kick-off Meeting & Steering Committee First Meeting Objective: Discuss study, identify problems, sign-up for Working Groups

October 2015 - January 2016

Individual Working Group Meetings
Objective: Respond to concerns, begin identifying possible solutions

February 25, 2016

Steering Committee Second Meeting (Mid-Point Review)
Objective: Draft Vision, Goals, & Big Ideas of each Working Group

March - April 2016

Individual Working Group Meetings
Objective: Refine solutions and begin detailing recommendations

May - June 2016

Circulation of Draft UIASS
Objective: Seek final comments on detailed Draft UIASS

Summer 2016 UIASS begins approval process



CPC ITEM #3

Honorable City Planning Commission Cincinnati, Ohio

March 18, 2016

SUBJECT: A report and recommendation on a Major Amendment to Planned Development

#65 (PD-65) Mercer Commons, which is bounded by Walnut Street and 14th Street, Boots Alley, Vine Street and Hart Alley and a Final Development Plan for PD-65 Mercer Commons Phase IV at 11-25 E. 14th Street in Over-the-Rhine.

GENERAL INFORMATION:

Petitioner: Cincinnati Center City Development Corporation (3CDC)

1203 Walnut Street, 4th Floor Cincinnati, Ohio 45202

BACKGROUND:

On August 19, 2011 the City Planning Commission recommended approval of a change in zoning at this property to City Council to create PD-65, Mercer Commons. The ordinance for the change in zoning was approved by City Council on October 5, 2011.

The approved concept plan for Mercer Commons contains approximately 329,400 total square feet of space. 126,100 square feet is dedicated to a public parking garage, 18,000 square feet is street-level commercial space and 185,300 square feet is residential units. Mercer Commons is a mix of market-rate, for -sale units and rental units as well as affordable rental units. There are a total of 89 units in the new buildings and 65 units in the rehabilitated buildings. Two buildings were demolished and some rear additions were removed. In total, 19 historic buildings were renovated. There are a total of 340 parking spaces in the Mercer Commons Garage. Phase III, which is one residential rehabilitation and new construction has six residential parking spaces along Mercer Street. All of this construction is complete.

The applicant is seeking a Major Amendment to the existing PD-65 Mercer Commons Concept Plan for the final phase of this development, Mercer IV, which is located at 11-25 E. 14th Street.

Phase IV is located on primarily vacant land on the south side of E. 14th Street between Boots Alley and Rodney Alley. The property includes 11 E. 14th Street, which is an existing vacant masonry 3 story structure on the west end of the site that has smaller additions to the south (rear) of the original structure.

The original proposed use for this site included residential multi-family with commercial uses, five stories in height with six foot building setbacks and first floor parking (19 parking spaces) totaling 41,700 square feet. The proposed amendment is to change the use to exclusively office use without parking, four stories in height with zero setbacks totaling 64,000 square feet.

The applicant is also seeking Final Development Plan approval for Mercer IV. According to Chapter 1429-13 of the Cincinnati Zoning Code, "Following approval of a PD District with a concept plan and development program statement, a final development plan must be submitted to the City Planning Commission. A final development plan must be filed for any portion of an approved concept plan that the applicant wishes to develop and this plan has to conform substantially to the approved concept plan and Development Program Statement."

The applicant seeks approval of both the Major Amendment and the Final Development Plan concurrently. Chapter 1429-16 of the Cincinnati Zoning Code states "Concurrent Approval of Concept Plan, Development Program Statement and Final Development Plan. The City Planning Commission may review and approve the Concept Plan, Development Program Statement and the Final Development Plan concurrently, provided that the applicant meets the submission requirements of both the Concept Plan and the Final Development Plan. The Planning Commission's approval of the Final Development Plan is contingent on the applicant obtaining City Council's approval of the Planned Development map amendment without changes."

DESCRIPTION OF THE PROJECT:

The proposal is to construct a new four story structure on the vacant land at 13-25 E. 14th Street. This new building will incorporate the existing structure at 11 E. 14th to create approximately 64,000 square feet of commercial space. The structure will be built to the property lines on the primary 14th Street facade and secondary facades along the alley. The one exception is the recessed entry where the new structure abuts the existing historic structure. The primary cladding materials are wood and fiber panels, terra cotta masonry units and storefront glazing.

The existing structure (11 E. 14th St.) has three later additions on the rear of the building, smaller than the original structure, which are proposed to be demolished.

MAJOR AMENDMENT:

Chapter 1429 of the Cincinnati Zoning Code states *Minor Amendments*. "The City Planning Commission may authorize minor adjustments in the final development plan that become necessary because of field conditions, detailed engineering data, topography or critical design criteria. More specifically, the City Planning Commission may authorize the Director of City Planning to approve these minor adjustments to revise size and location of drainage ways, sewers, roadways, retaining walls or similar features and to substitute landscape materials in light of technical or engineering considerations. The Director of City Planning may also authorize structural dimensional changes provided that they do not increase building heights by more than 15 feet, gross floor area by more than five percent, decrease the number of parking spaces by more than ten percent or allow buildings closer to perimeter property lines."

Major Amendments. "Amendments to any final development plan other than a minor amendment may be approved only by the City Planning Commission, provided, however, that the City Planning Commission determines that such adjustments do not substantially alter the concept or intent of the

approved final development plan. Amendments that change the uses allowed or materially change the density of the development require approval of Council as a zoning map amendment."

The original proposed and approved use for this site included residential multi-family with commercial uses, five stories in height, six foot building setbacks with first floor parking (19 parking spaces) totaling 41,700 square feet. The proposed amendment is to change the use to exclusively commercial office use without parking, four stories in height and zero setbacks. A new four story office building will be built on the vacant parcel and will incorporate the existing structure at 11 E. 14th to create approximately 64,000 square feet of commercial space. There will be no parking provided in this building.

A Major Amendment is necessary because of the following items:

- 1. Change of use from mixed-use residential and commercial to office.
- 2. The gross square footage increased by more than five percent. It went from 41,700 gross square feet to 64,000 gross square feet.
- 3. The number of parking spaces was decreased by more than 10 percent. It went from nineteen parking spaces to zero.
- 4. Originally the setbacks for the proposed building were six feet. Now the proposed setbacks are zero feet.

	Original Concept Plan	Proposed Amendment		
Use	Market-rate rental floors; Parking on 1st floor	Commercial Office all floors		
SF 41,700		64,000		
Parking	19 spaces on 1st floor; new curb cut on 14th Street	loor; new curb cut on No on-site parking; no new curb cuts; Parking to be provided at Mercer Garage		
Setbacks	6'	0'		
Height	5 stories	4 stories		

Change of Use

The change of use from residential to office is driven by market demand. The addition of office uses in Over-the-Rhine will balance daytime visitors and nighttime residents and visitors, populating the streets and businesses 24 hours a day.

Increase in Square Footage

A larger scale office building development is appropriate in the neighborhood. Over-the-Rhine is a neighborhood of varying building sizes and styles.

Decrease in Parking

Based on the current proposal without Planned Development approval, the project would require 83 parking spaces, which is based on the use and number of square feet of the building. There is one parking space required for every 750 square feet of office space. This could be reduced by 41.5 required spaces per Section 1425-23(a) due to the proximity of 600 feet to a public or privately operated parking facility. This waiver has frequently and consistently been granted by the Zoning Administrator within Over-the-Rhine. This would leave the owner responsible to control by ownership, easement, or covenant, 78 offsite parking spaces within 600 feet of the site.

The owner originally sought not to be required to establish a controlling interest for the remaining off-site parking spaces. The owner provided a rationale stating that capacity exists in existing and future proposed facilities in vicinity of the proposed site.

The following list is the number of parking spaces available within a 600 foot radius of Mercer IV in existing and future parking facilities:

- 1. 14 in Washington Park Garage.
- 2. 141 in Mercer Garage.
- 3. 80 in the YMCA/Drop Inn center surface lots.
- 4. 50 in the 12th & Vine Garage. (Currently no monthly passes are being issued).
- 5. 200 in the new Ziegler Garage (When it is completed).

Therefore there are a total of 485 spaces available in this area of Over-the-Rhine. A proposed large development at 15th & Vine Streets will need 78 spaces and Mercer IV will need 78 for a total of 156 parking spaces needed. The original approved concept plan only included 19 parking spaces.

Decrease in Setbacks

Most buildings in the neighborhood have zero lot lines, particularly on the front and side elevations. Decreasing the setbacks from 6 feet to zero feet brings the buildings up to the street and is more urban in nature, which is the character of the neighborhood.

FINAL DEVELOPMENT PLAN:

1429-13 of the Cincinnati Zoning Code:

The final development plan must include in text and map form:

Survey- The applicant submitted a survey. See attached.

Site Plan- The applicant submitted a site plan. See attached.

Engineering Plans- A low retaining wall may be needed along a portion of the south side of the site to address grade differences at the rear entrance. Full civil drawings will be submitted with our construction documents for permitting. Storm drainage is provided by drywells on the site. These were installed during construction of the second phase of Mercer Commons but were sized to accommodate the drainage needs of the full site development.

Open Space- There will be no open space.

Schematic Building Plan- A schematic building plan was submitted. See attached.

Landscape Plans- Landscaping is limited due to the site being largely covered by the building. Hardscape pavers will lead to the rear (south) entrance from Boots Alley, and create a simple outdoor seating area along the south side of the building. Plantings will be done along the south property line to provide some screening between the property and the driveway of the townhomes to the south. The sidewalk is likely too narrow for the city's typical tree wells to be installed, but the applicant is coordinating with Department of Transportation and Engineering on the possibility of adding a street bump-out(s) that could possibly accommodate some street trees.

Phase Schedule- Final construction drawings are to be completed in April 2016. The permits will be obtained by June 2016. Construction will begin June 2016 and run until April 2017. The tenant should occupy the building by June 2017.

Ownership-The full site is currently owned by 3CDC.

Statement of Uses- The principal use is office for both buildings.

Future Ownership and Control- The full site is currently owned by 3CDC and the ownership will shift to the office users. The new ownership will maintain the facility.

Restrictive Covenants- There are no restrictive covenants.

Signs – In the original Final Development Plan for PD-65 the Cincinnati Neighborhood Pedestrian (CN-P) sign regulations were adopted for this PD. Those sign regulations will be in effect for Mercer Commons Phase IV.

CODE REQUIREMENTS:

Under Section 1429-15, the City Planning Commission may approve a Final Development Plan for a development in a Planned Development District on consideration of the following:

Consistency

This Plan is consistent with the purpose of the Planned Development District because it:

- Allows for more efficient development of property.
- Allows the developer to be more creative with the use of the space that would not be possible with conventional zoning.

Adequate Streets

- The existing street grid will provide access to the property.
- The developer has been working with Department of Transportation and Engineering staff to resolve any transportation issues such as decisions about the design of the streetscape, lighting and ensuring their front entrance properly lines up with the sidewalk levels.

Adequate Infrastructure

The following statements relate to the site infrastructure:

- The developer has worked with Metropolitan Sewer District to determine sufficiency of sewer credits and impact. They do have the necessary sewer credits.
- The developer worked with Greater Cincinnati Water Works to ensure no interference with water mains, and appropriate hydrants and sprinkling. This project will connect to a water main that dates to 1912. Greater Cincinnati Water Works insists that this project remain all one parcel and they will connect to the water main through the basement of 11 E. 14th Street.

Covenant

The Department of City Planning must require covenants by the owner of the property in a form acceptable to the City Solicitor to be recorded indicating that the open spaces, parking areas, walks and drives as shown on the plan may not be used for any other purpose. The owner must further covenant that all streets, common areas, common utilities and other common facilities remain in common ownership by all owners of any interest in the land or buildings in the Planned Development other than a leasehold interest of less than five years. No covenants are required for this Planned Development.

Release of Covenants

The City Manager, on receipt of a recommendation from the Director of City Planning, may recommend the covenant be terminated in the following instances: the particular use requiring a covenant is no longer necessary and the building permits have been terminated, or the condition or conditions requiring such covenant are no longer applicable. No covenants are required for this Planned Development.

Compatibility

The proposed uses, location and arrangement of structures, lots, walks, open spaces, landscaping, lighting and appurtenant facilities are compatible with the surrounding land uses.

Sufficiency of Legal Documents

Any proposed covenants, easements and other provisions will meet development standards.

Sufficiency of Provisions for Maintenance of Common Areas

There are minimal common areas. The roof deck and common areas are identified and provisions have been made for the care and maintenance of such areas.

HISTORIC CONSERVATION BOARD RECOMMENDATION:

The Cincinnati Zoning Code states in Section 1435-011-2 Relationship to Planned Development (PD) Districts: "Final Development Plan Approval Stage: The Historic Conservation Board shall review all final development plans submitted for the creation of a new planned development district located within or overlapping a Historic District or containing a Historic Landmark or Historic Site. Prior to the City Planning Commission's review of a final development plan, the Historic Conservation Board shall make written findings to the City Planning Commission about its approval, conditional approval, or denial of any certificates of appropriateness identified in (a) above, and for any additional certificates of appropriateness that it may identify that were not readily apparent from the concept plan. In reviewing a final development plan, the City Planning Commission may overrule the Historic Conservation Board's written findings by a two-thirds (2/3) majority vote of the City Planning Commission; which shall constitute a final order of the City Planning Commission appealable to the Zoning Board of Appeals."

The Historic Conservation Board met on April 22, 2016, and reviewed the Mercer IV project. The Board recommended approval of the project to Planning Commission with the following conditions:

- 1. That the owner work with and get approval from Department of Transportation and Engineering for all encroachments and proposed right- of- way improvements required by PD-65, approved August 19, 2011. Such improvements may include sidewalk replacement, curb bump outs, street lighting and street trees.
- 2. That the owner modifies the proposed design to widen the primary facade columns between the storefront window systems.
- 3. That the owner modifies the proposed primary facade material and secondary facade on the eastern portion of new construction to a masonry material such as terra cotta masonry units.

3CDC must make the revisions and submit them to the Urban Conservator for review and approval in order to obtain their Certificate of Appropriateness.

The final written decision of the Historic Conservation Board is as follows:

- 1. APPROVED based upon the construction drawings by A359 Architecture and dated 02/01/2016 with the following CONDITIONS:
 - a. That the owner work with and get approval from DOTE for all encroachments and proposed right of way improvements required by the Planned Development #65, approved August 11, 2011. Such improvements may include sidewalk replacement, curb bump outs, street lighting and street trees.
 - b. That the owner modifies the proposed design to widen the primary façade columns between the storefront window systems.
 - c. That the owner modifies the proposed primary façade material and secondary facade on the eastern portion of new construction to a masonry material such as terra cotta masonry units.

FINAL DEVELOPMENT PLAN RECOMMENDATION

2. After considering the evidence and testimony provided in connection with this matter and in accordance with CZC 1435-11-2, upon motion duly made and seconded, a majority of the Board members present recommended the approval of the submitted development plan subject to the conditions recommended by staff.

PUBLIC COMMENT:

A public staff conference was held on Tuesday December 1, 2015. The applicants, a representative of Cincinnati Preservation Association and two abutting property owners were in attendance. There were questions but no issues or concerns raised regarding the project.

CONSISTENCY WITH EXISTING PLANS:

This project is consistent with Over-The-Rhine Comprehensive Plan (2002). "Make Over-the-Rhine a model for diverse and inclusive business development." The proposal's location is within the Economic Development Focus Areas.

CONSISTENCY WITH PLAN CINCINNATI:

This project is consistent with Plan Cincinnati (2012) in the Compete initiative of the strategies is to: "Grow our Own" by focusing on retention, expansion and relocation of existing businesses. (Page 104) This project is in a Growth Opportunity Area. (Page 115) A Growth Opportunity Area is an area strategically selected area for additional growth.

ANALYSIS:

The change of use from residential to office is driven by market demand. A larger scale office building development is appropriate in the neighborhood. The decrease in parking spaces is acceptable given the availability of parking spaces within a 600 foot radius. Also most buildings in the neighborhood have zero lot lines particularly on the front and side elevations, which is the character of the neighborhood.

This new office building will serve as infill for this large tract of vacant land and rehabilitate a historic building incorporating it into the whole project. The scale, density and design are appropriate for the character of the neighborhood. There is a market for a large-scale office building in Over-the-Rhine. This size office building will bring over two hundred workers into the neighborhood bringing life to the street and more customers to the surrounding businesses.

FINDINGS:

It is the opinion of staff of the Department of City Planning that the proposed Major Amendment for PD-65 Mercer Commons is compatible with the planned development, which is a multi-phase mixed-use development. The proposal is consistent with the purpose of the Planned Development District Regulations and the previously reviewed and approved concept plan for PD-65.

The Final Development Plan for PD-65 Mercer Commons Phase IV is in compliance with Section 1429-15 "Planning Commission Approval of Final Development Plan". The proposal is consistent with the purpose of the Planned Development District Regulations and the previously reviewed and approved Concept Plan. The original Concept Plan was predominantly residential with considerably fewer office uses. The applicant has successfully met all basic requirements of the Planned Development District. The Major Amendment and Final Development Plan will not negatively impact the existing character of the surrounding area. Instead it will allow a cohesive urban development in an important commercial corridor in need of revitalization.

RECOMMENDATION:

The staff of the Department of City Planning recommends that the City Planning Commission take the following actions:

- 1. **APPROVE** a Major Amendment to the Concept Plan for Planned Development #65 (PD-65) Mercer Commons to change the use from residential to office, increase the gross square footage from 41,700 to 64,000, reduce the six foot setbacks and decrease parking spaces from 19 to 0 pursuant to Section 1429-12(b) of the Zoning Code;
- 2. **ADOPT** the Department of City Planning staff findings that the Final Development Plan meets the guidelines set forth in Cincinnati Zoning Code Section 1429-13, *Final Development Plan*, and conforms to the standards set forth in Cincinnati Zoning Code Section 1429-15, *Planning Commission Approval of a Final Development Plan*, as discussed on pages four through six (4-6) of this report; and,

- 3. **APPROVE** the Final Development Plan for Planned Development PD-65 Mercer Commons Phase IV with the attached CN-P sign regulations subject to the following conditions:
 - a. That final plans including landscaping plans, lighting plans and signs shall be reviewed and approved by Department of City Planning Staff prior to the issuance of any building permits.

Respectfully submitted,

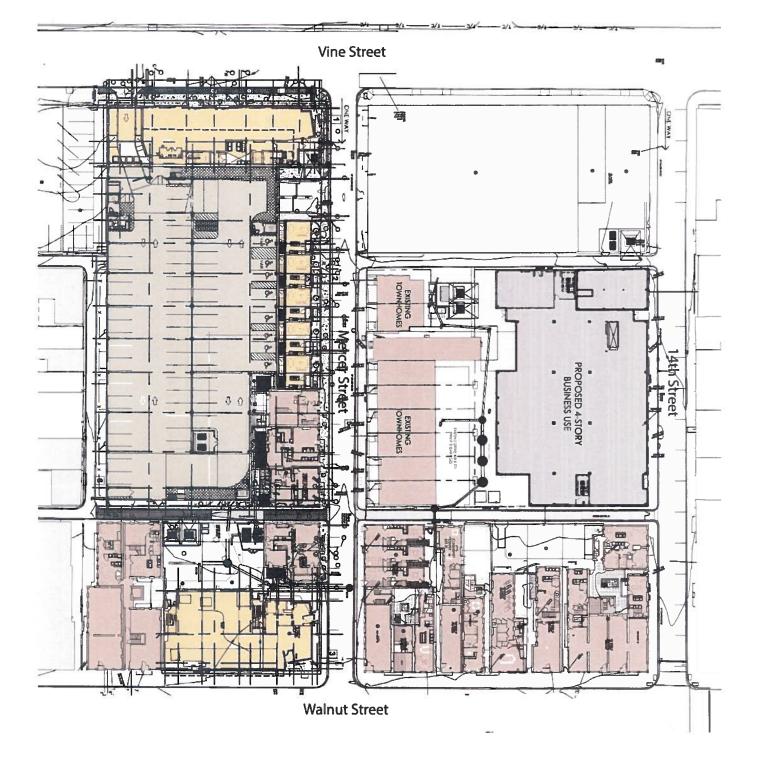
Caroline Hardy Kellam, Senior City Planner

Department of the City Planning

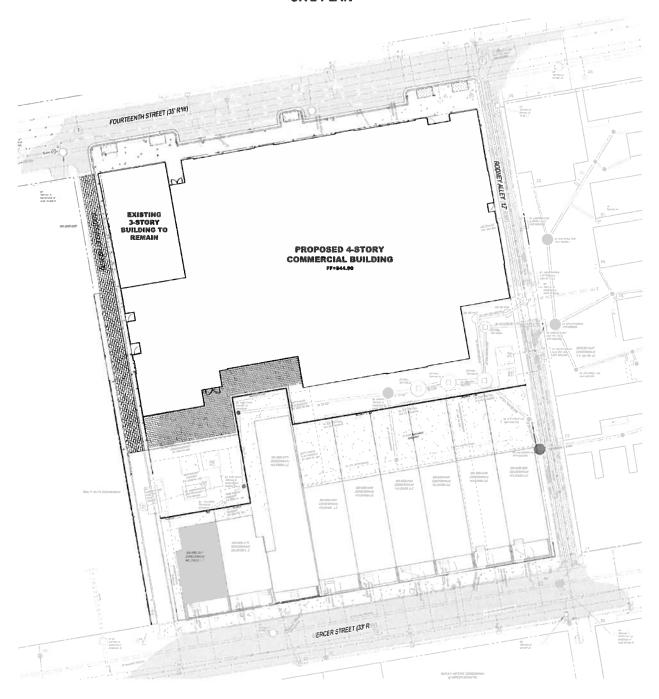
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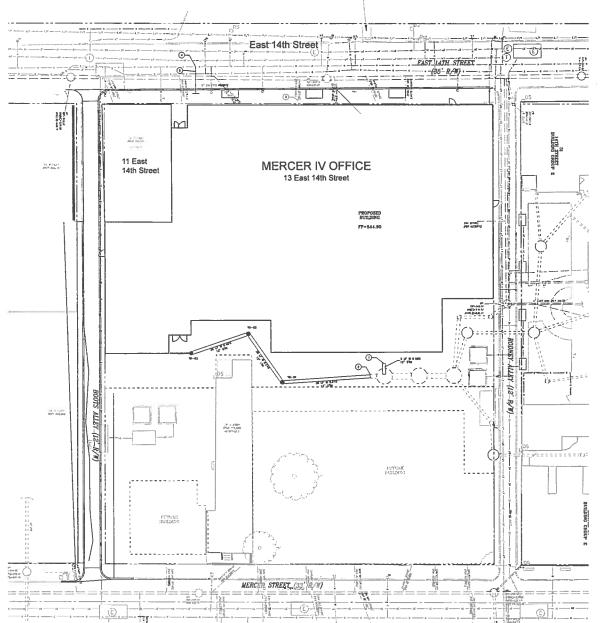
Charles C. Graves III, Director

Department of City Planning



SITE PLAN





UTILITY KEY NOTES:

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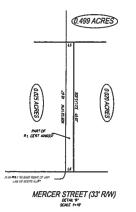


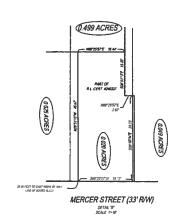
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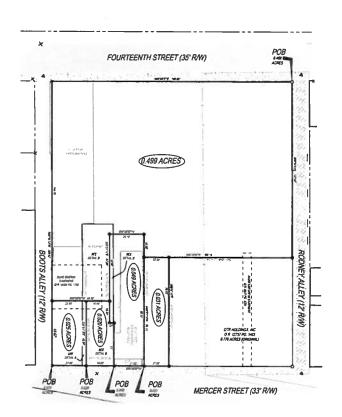
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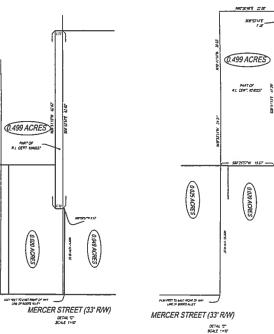
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MERCER III

1 OF 1

Exhibit A





Artistic Renderings: Defined Base

Exhibit B



Defined Middle



4th Floor Setback

Exhibit D









Existing Conditions at 14th Street:

Flat roofs

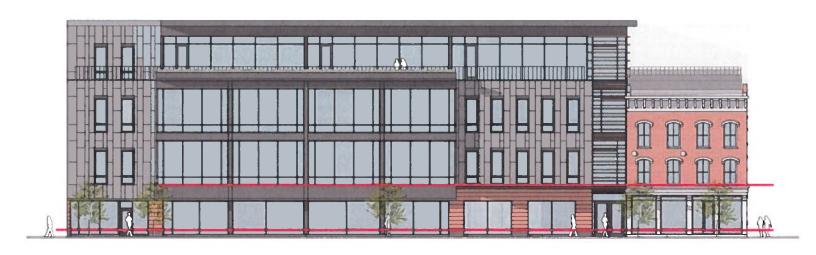
Exhibit E





Existing Neighborhood Commercial Buildings

Exhibit F







Alignments



Setbacks

Exhibit H/I



Vertical Bay Structure

<u>Windows</u>

New Building:

Basis of Design, Kawneer Aluminum Storefront Basis of Design, Kawneer Aluminum Windows

Existing Building:

Basis of Design, Marvin Windows | Aluminum Clad Wood Windows

Exhibit J





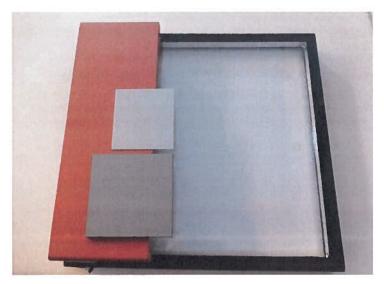




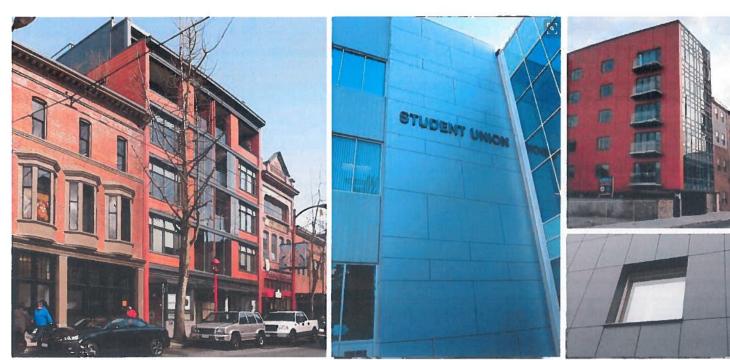


14th Street Views

Exhibit K



Project Building Materials



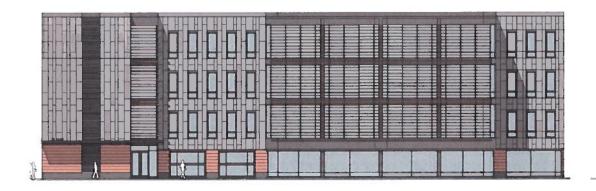
Example material imagery

Non-Primary Building Facades





East Elevation



South Elevation



West Elevation

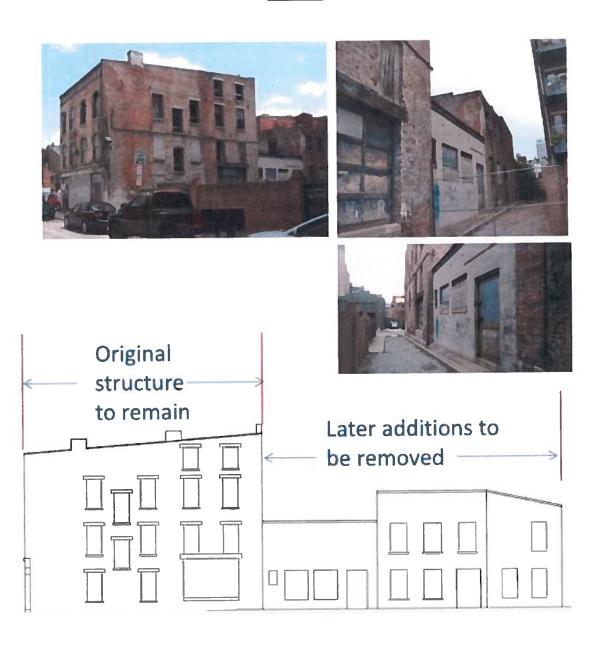


Aerial from Northwest



Aerial from Southeast

Exhibit L



Historic building to remain intact



Existing Rear Additions at 11 E 14th Street

17. Tentative Project Schedule

Project Schedule

Scope of Work	Duration
Construction Document Development	December 2015 - April 2016 (final construction drawings to proceed in order to submit for permitting)
Permitting—Preliminary Foundation permit + Construction Permit	April 2016 – June 2016
Construction	June 2016—April 2017
Occupancy	June 2017

18. Number of residential units and /or square feet of commercial space

The Project will have zero residential units and approximately 50,000 NSF of commercial space.

19. Estimated total project budget

MERCER PHASE IV PROJECT BUDGET

USES	
Acquisition	1,920,000
Hard Costs	13,334,024
Soft Costs	2,056,156
TOTAL USES	17,310,179
SOURCES	
First Mortgage	10,000,000
2nd mortgage	1,000,000
Owner Equity	1,872,429
Federal NMTCs	3,837,750
State NMTCs	600,000
TOTAL USES	17,310,179

20. Number of permanent jobs created if any

- An estimated 100 Full-Time Construction jobs will be created by the project.
- An estimated additional 50 new, permanent Full-Time jobs will be created through the project, based estimates of 10 new jobs per 1,000 SF of office space.
- 21. The Hamilton County auditors record, a copy of your or other documentation showing ownership of the property
 - Exhibit "M"—Hamilton County Auditor's record noting ownership by Mercer Commons, OTR LLC (an affiliate of 3CDC).
- 22. A letter of permission to do alterations if a tenant applicant
 - n/a
- 23. A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
 - 1. Corinne Cassidy
 - 2. Robert Rich

Exhibit M

1/29/2016

wedge3.hcauditor.org/view/re/0800002048100/2015/print_current



COUNTY AUDITOR ON-LINE

Hamilton County Auditor Dusty Rhodes



Online Property Access

Parcel ID 080-0002-0481-

Address

FOURTEENTH ST

Index Order

Tax Year

Parcel Number

2015 Payable 2016

Start a New Search Email the Auditor View the Online Help

Auditor's Home

I Want To...

		Property Information	
Tax District School			Images/Sketches No images found.
District	CINCINNATI CS	D	
Appraisal Area 01800 - OVER THE RHINE Owner Name and Address OTR HOLDINGS INC 1203 WALNUT ST 4TH FL CINCINNATI OH 45202 (call 946-4015 if incorrect)		Land Use 499 - OTHER COMM STRUCTURE	
		Mailing Name and Address OTR HOLDINGS INC 1203 WALNUT ST 4TH FL CINCINNATI OH 45202 (call 946-4800 if incorrect)	
Assessed Value 31,650		Effective Tax Rate 87.643979	Total Tax \$2,861.42
Property Desc	rintion		

roperty Description SS FOURTEENTH ST 0.499 AC

Appraisal/Sales Summary					
Year Built	1880				
Total Rooms	0				
# Bedrooms	0				
# Full Bathrooms	0				
# Half Bathrooms	0				
Last Sale Date	12/4/2014				
Last Sale Amount	\$0				
Conveyance					
Number					
Deed Type	WE - Warranty Deed				
	(EX)				
Deed Number	332514				
# of Parcels Sold	2				
Acreage	0.000				
Front Footage	447.07				

Tax/Credit/Value Sumr	nary
Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foredosure	No
Special Assessments	Yes
Market Land Value	72,600
CAUV Value	0
Market Improvment Value	17,830
Market Total Value	90,430
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

	Notes
1) 10/9/15 - new parcel created from 20	8 for TY 2015

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Legal Disclaimer | Privacy Statement

Chapter 1427 - SIGN REGULATIONS

§ 1427-37. - Signs Standards for the C and UM Districts.

Signs in the C and UM Districts must comply with the following:

- (a) Maximum Building Sign Area. The maximum sign area allowed is as follows: (See § 1427-21)
 - CN-P and CC-P Districts: One square foot for every linear foot of building frontage per establishment.
 - (2) CN-M, CC-M and UM Districts: 1.5 square feet for every linear foot of building frontage on a street per site.
 - (3) CC-A and CG-A Districts: Two square feet for every linear foot of building frontage per establishment.
 - (4) Changeable Copy Signs are permitted in the CN-M, CC-M, CC-A, and CG-A Districts. They may be constructed as ground, wall, marquee, or canopy signs and are subject to all other size regulations for the particular sign type selected. Only one changeable copy sign per site is permitted. A Changeable Copy Sign may not be changed or rearranged at less than a ten second interval and may not include streaming, animating, or flashing text or images, except for time/temperature signs that may change up to twenty times per minute.
- (b) Maximum Ground Sign Area. The maximum sign area allowed is as follows: (See § 1427-21)
 - (1) CN-M and CC-M Districts: 0.75 square feet for every linear foot of lot frontage on a street per site.
 - (2) CC-A and CG-A Districts: One square foot for every linear foot of lot frontage on a street per site.

For Signs in the CN-P & CC-P Districts, the following regulations apply:

CN-P & CC-P District	Ground Signs	Window Signs	Projecting Signs	Wall Signs	Marquee Signs	Awning or Canopy Signs
Permitted Signs	Conditional	Yes	Yes	Yes	Yes, if no projecting or wall sign	Yes
Max. # of Signs	1 per site	Unlimited	1 per building frontage per establishment	1 per building frontage per establishment	1 per building frontage per establishment	1 per establishment
Max. Sign Area	30 square foot per sign space	See § 1427-29	28 sq. ft. per sign face	See § 1427- 37(a)(1)	See § 1427- 37(a)(1)	See § 1427- 37(a)(1)
Max. # of Sign Faces	2	1	2	1	1	1

Permitted						
Max. Sign Height	6 ft.	See § 1427-29	See § 1427-27	20 feet above grade	Not more than 2 ft. above marquee	N/A
Max. Sign Width	6 ft.	Horizontal limits of the window	See § 1427-27	Horizontal limits of the wall	Horizontal limits of the marquee	Horizontal limits of the awning or canopy
Min. Setback from any lot line	One-half the height of the sign	N/A	See § 1427-27	N/A	N/A	N/A
Permitted Ilumination	External or Internal	External or Internal	External or Internal	External or Internal	External or Internal	External or Internal